

\$625,000 - 10032 100 Street, Peace River

MLS® #A2170860

\$625,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

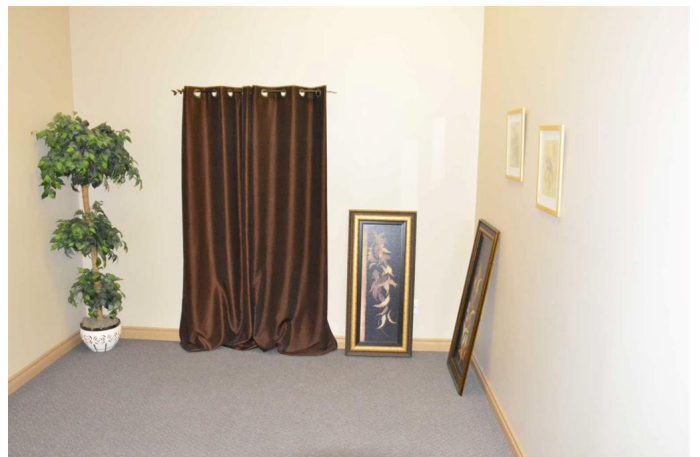
Downtown, Peace River, Alberta

Here is a great opportunity for the astute investor!!! This building is mostly occupied with a diverse group of quality tenants with a solid base of rental revenue income. The main floor with ground level access both front and back has 2 tenants occupying approx 3200 +/- sq ft with a space available for rent of approx 3200 sq ft +/- . The remainder of the main floor is storage, bathrooms or stairway. The lower lever has a non profit organization renting approx 5000 sq ft with the balance storage space. The NPO also allows the property to receive a tax credit of approx \$5600 per year. There are 4 - 2 piece bathrooms throughout and 1 - 3 piece bathroom along with a kitchen area that is part of one tenants space. There has been many upgrades over the past few years and the building has fantastic rental potential with street level access to the main floor that will appeal to many tenants and will increase revenue from the space available

Built in 1973

Essential Information

MLS® #	A2170860
Price	\$625,000
Sold Price	\$565,000
Bathrooms	0.00
Acres	0.00
Year Built	1973



Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	10032 100 Street
Subdivision	Downtown
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S1S4

Exterior

Roof	Flat Torch Membrane
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	March 17th, 2025
Days on Market	164
Zoning	Commercial
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Town and Country Realty
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